Tidewater Affordable Housing

Pawtucket, MA

Presentation to Planning Commission

PENNROSE

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About Pennrose

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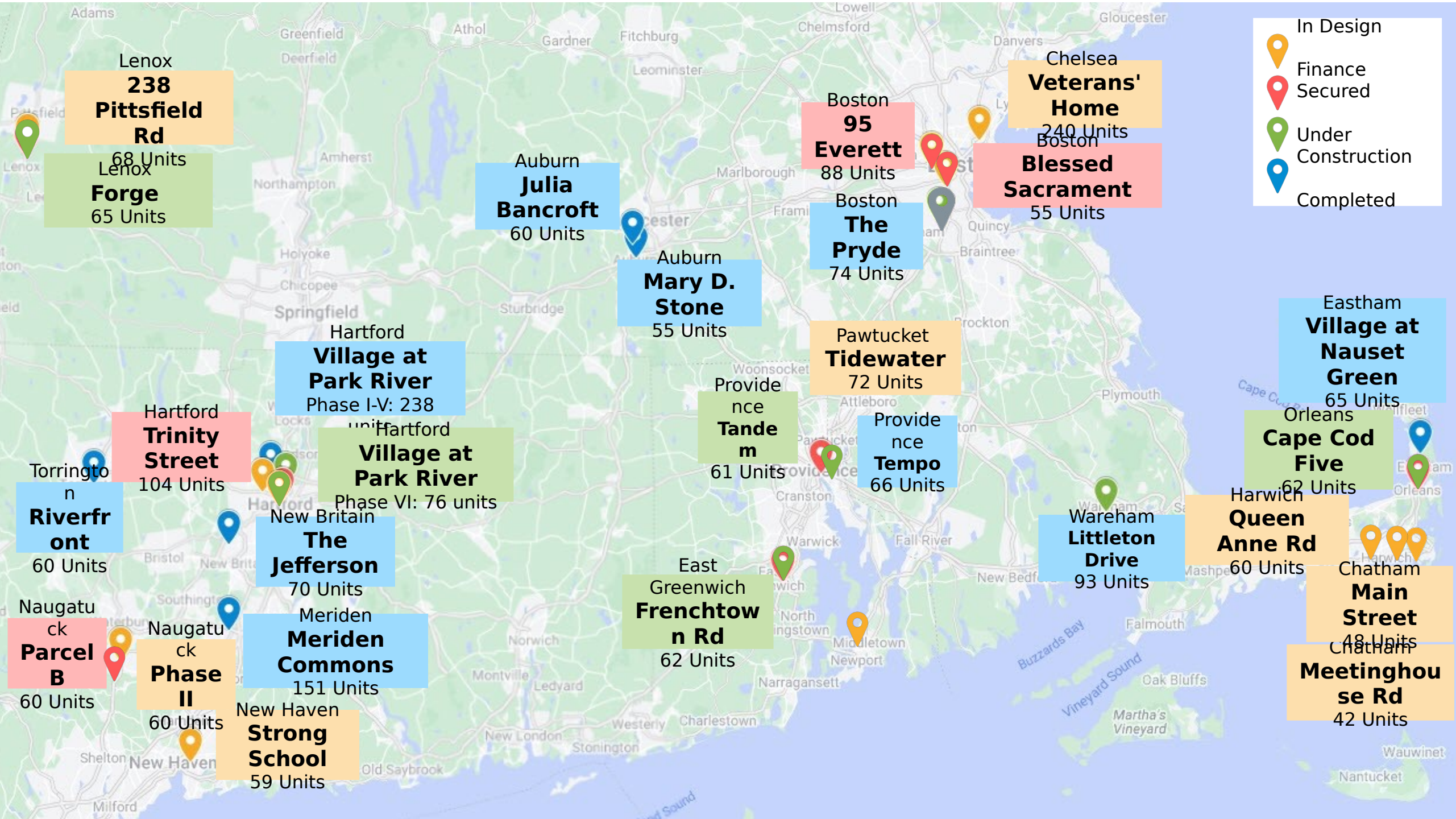
- Active in 17 states, D.C., and Canada, with 8 development offices
- Developer, owner, and operator of multifamily, mixed-income housing
- We strive to develop transparent and genuine relationship with our partners (municipalities, nonprofits, funders)
- We have a stellar reputation and relationship with financing partners (Housing Finance Agencies, lenders, investors) across the nation


In Design
Finance Secured
Under Construction
Completed
Lenox
238 Pittsfield Rd
68 Units
Lenox
Forge
65 Units
Auburn
Julia Bancroft
60 Units
Auburn
Mary D. Stone
55 Units
Boston
95 Everett
88 Units
Boston
The Pryde
74 Units
Chelsea
Veterans' Home
240 Units
Boston
Blessed Sacrament
55 Units
Hartford
Village at Park River
Phase I-V: 238 units
Hartford
Trinity Street
104 Units
Hartford
Village at Park River
Phase VI: 76 units
Pawtucket
Tidewater
72 Units
Providence
Tandem
61 Units
Providence
Tempo
66 Units
Eastham
Village at Nauset Green
65 Units
Orleans
Cape Cod Five
62 Units
Torrington
Riverfront
60 Units
New Britain
The Jefferson
70 Units
Wareham
Littleton Drive
93 Units
Harwich
Queen Anne Rd
60 Units
Chatham
Main Street
48 Units
Naugatuck
Parcel B
60 Units
Naugatuck
Phase II
60 Units
Meriden
Meriden Commons
151 Units
East Greenwich
Frenchtown Rd
62 Units
Chatham
Meetinghouse Rd
42 Units
New Haven
Strong School
59 Units

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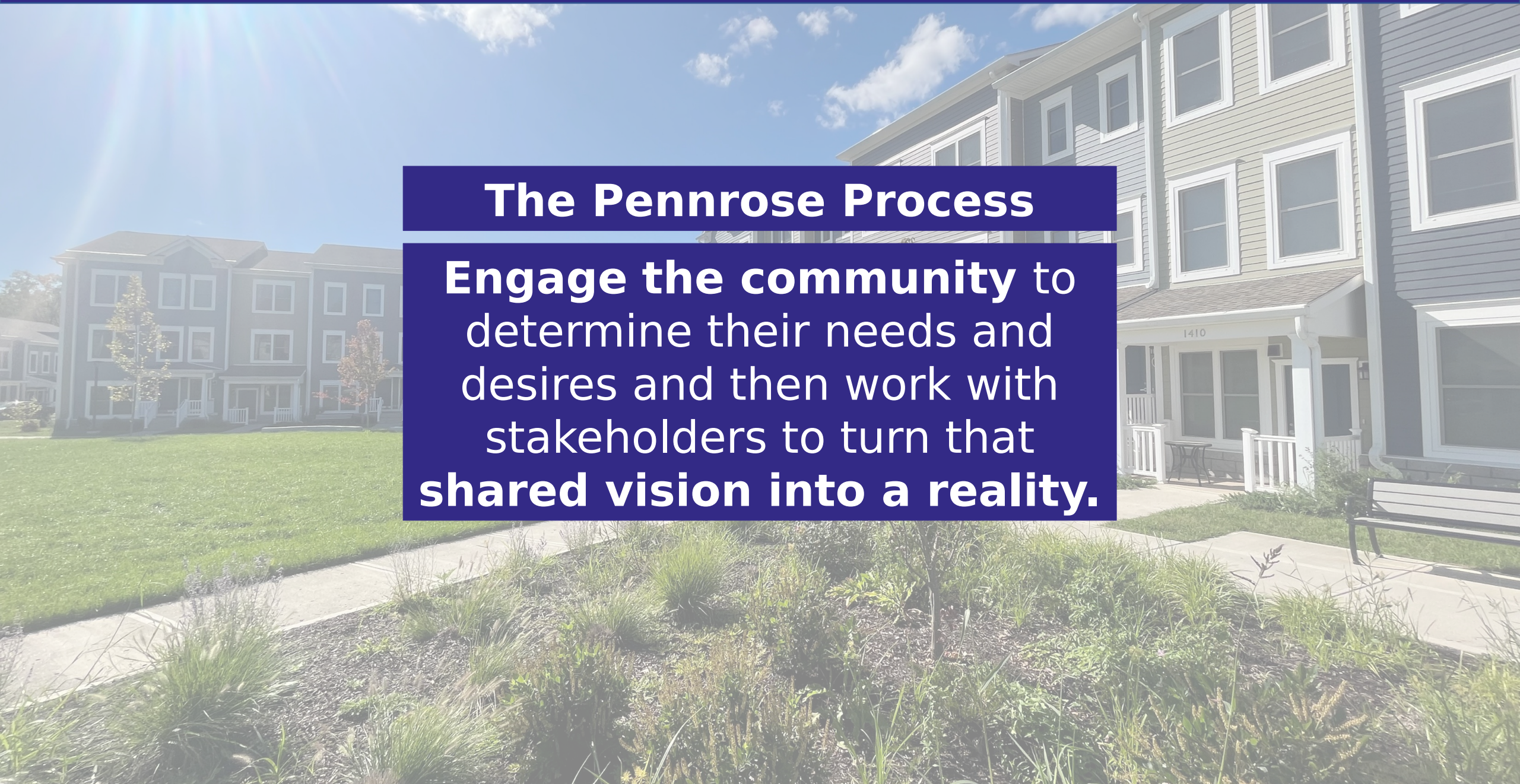

The Pennrose Process

Engage the community to determine their needs and desires and then work with stakeholders to turn that **shared vision into a reality.**

Recent Rhode Island Projects

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Soria (East Greenwich, RI)
63 Units

Tempo (Providence, RI)
66 Units

Tidewater Background

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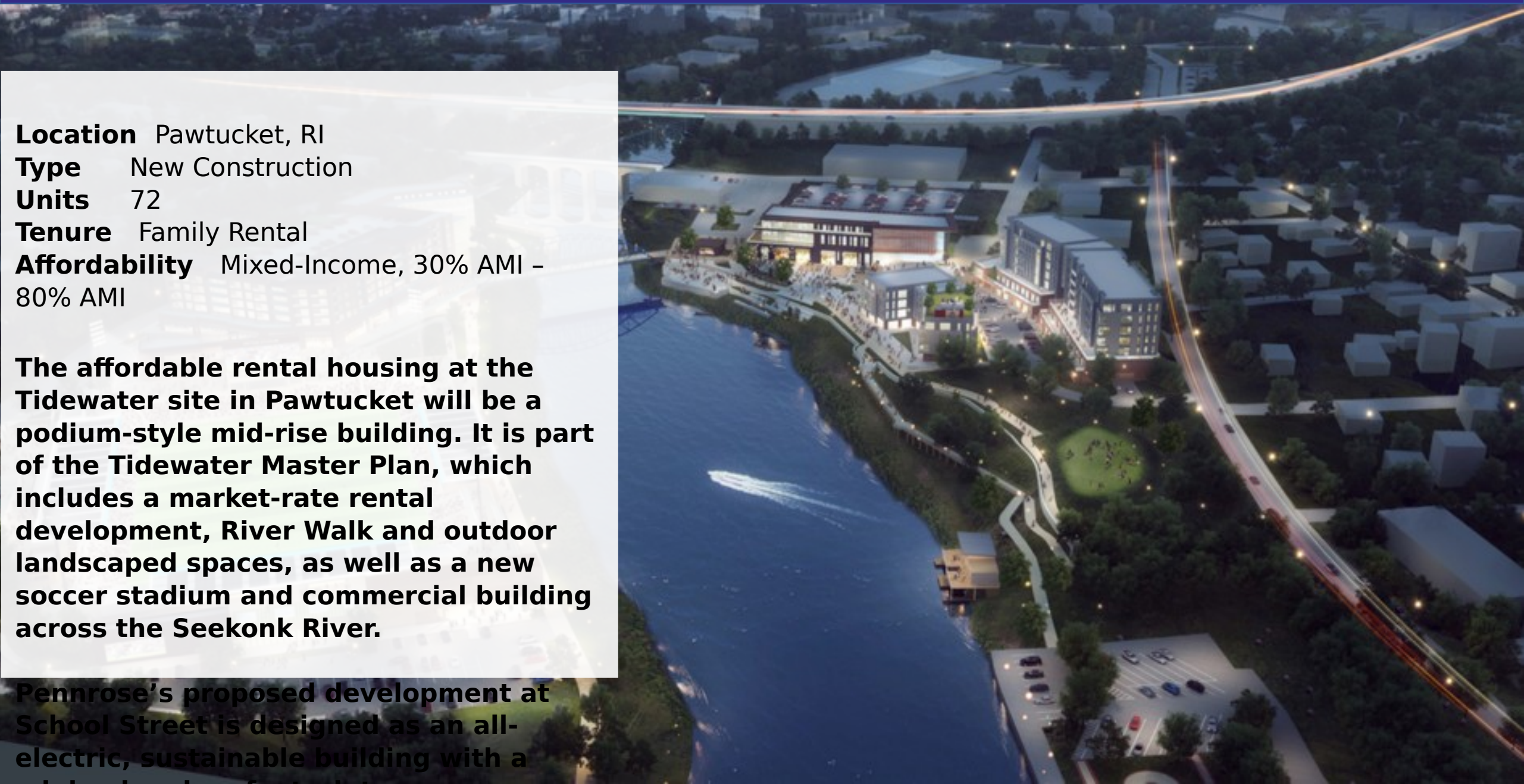
Location Pawtucket, RI
Type New Construction
Units 72
Tenure Family Rental
Affordability Mixed-Income, 30% AMI – 80% AMI

The affordable rental housing at the Tidewater site in Pawtucket will be a podium-style mid-rise building. It is part of the Tidewater Master Plan, which includes a market-rate rental development, River Walk and outdoor landscaped spaces, as well as a new soccer stadium and commercial building across the Seekonk River.



Pennrose's proposed development at School Street is designed as an all-electric, sustainable building with a

Tidewater – Aerial Map

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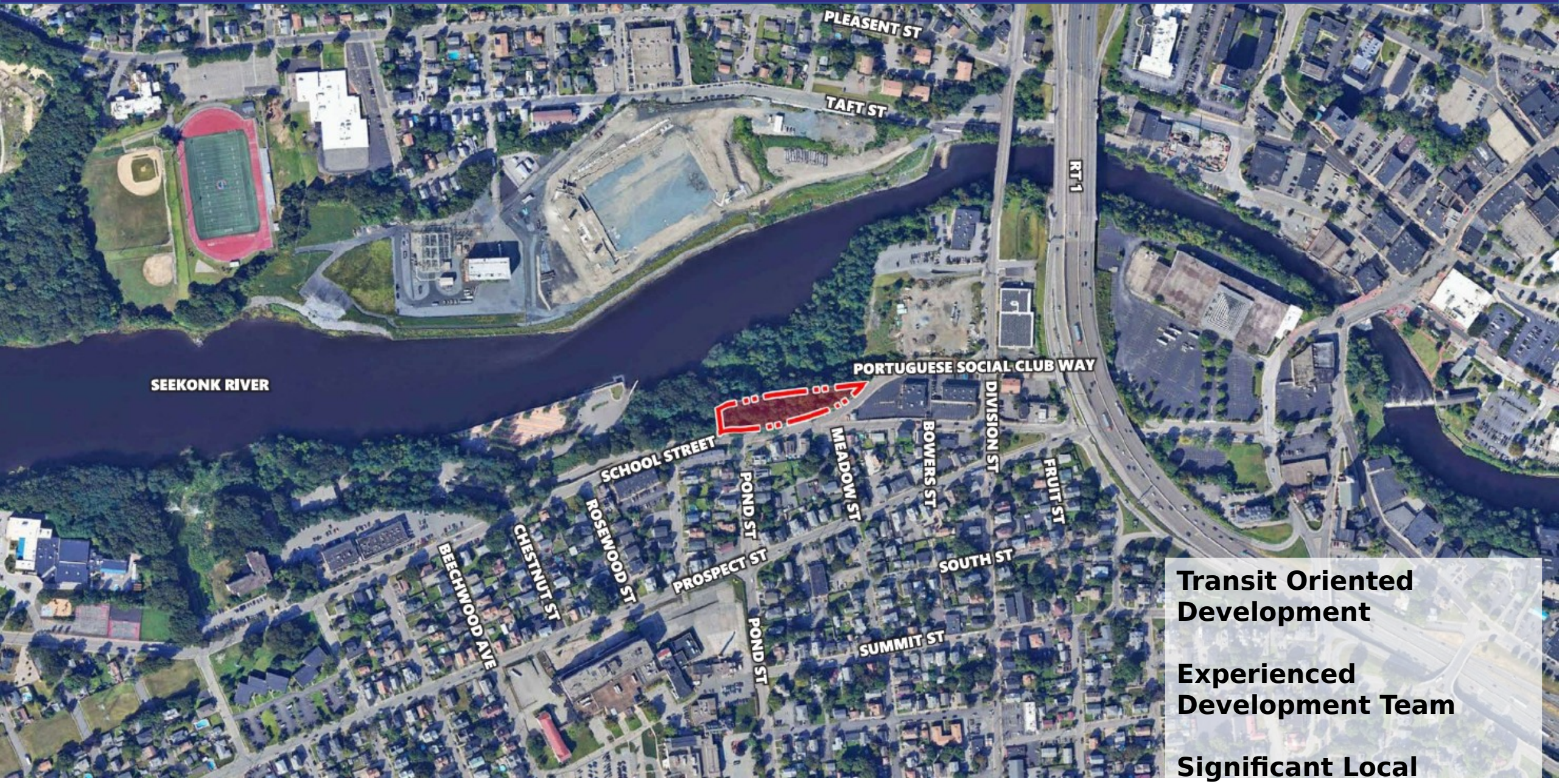

Transit Oriented Development

Experienced Development Team

Significant Local Support

Tidewater – Site Plan

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DEVELOPMENT DATA:

TOTAL SITE AREA:	1± ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF UNITS:	60

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	RTW - RIVERFRONT TIDEWATER ZONE	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	EX: 0 SF NEW: 5,000 SF	44,961 SF
MINIMUM FRONTAGE AND LOT WIDTH:	50'	255'
MINIMUM FRONT AND CORNER SIDE YARD:	0	4.5'
MINIMUM SIDE YARD:	0	127'
MINIMUM REAR YARD:	0	14'
MAXIMUM STRUCTURE HEIGHT:	MAIN: 120' ACCESSORY: 15'	69' 11"
MAXIMUM LOT COVERAGE:	100%	55%

PARKING REGULATIONS:

PARKING USE:	RESIDENTIAL
PARKING REQUIREMENT:	0 - SEE NOTE*
BUILDING SQUARE FOOTAGE (GFA):	17,625± SF
REQUIRED PARKING CALCULATIONS:	
TOTAL PARKING SPACES PROVIDED:	93 SPACES (42 GARAGE, 13 NORTH LOT, 21 SOUTH LOT, 17 FUTURE DEVELOPMENT TO WEST)
ADA PARKING REQUIREMENT:	4 SPACES
ADA PARKING INCLUDED IN TOTAL SPACES:	3 SPACES

410-43.24DIMENSIONAL REGULATIONS, PERMITTED USES; ADDITIONAL CRITERIA; REVIEW OF PROJECTS.
THERE ARE NO MINIMUM OR MAXIMUM PARKING SPACE REQUIREMENTS IN THE RTW ZONE. ALL DEVELOPMENT PROJECTS IN THE RTW ZONE SHALL DEMONSTRATE ADEQUATE OFF STREET PARKING TO SUPPORT PEAK DEMAND PERIODS WITH LIMITED RELIANCE ON PROXIMATE PUBLIC RIGHT OF WAYS TO SATISFY PROJECTED PARKING NEEDS. THIS PARKING MAY BE PROVIDED OFF-SITE, PROVIDED THAT IT IS EASILY ACCESSIBLE, SAFE FOR PEDESTRIANS, AND DOES NOT ADVERSELY IMPACT THE CHARACTER OF ABUTTING RESIDENTIAL OR COMMERCIAL PROPERTIES. PARKING DESIGN STANDARDS AS SET FORTH IN § 410-78 SHALL APPLY FOR ALL SURFACE AND STRUCTURED PARKING AREAS.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- GRASS/LANDSCAPE

Tidewater – Floor Plan

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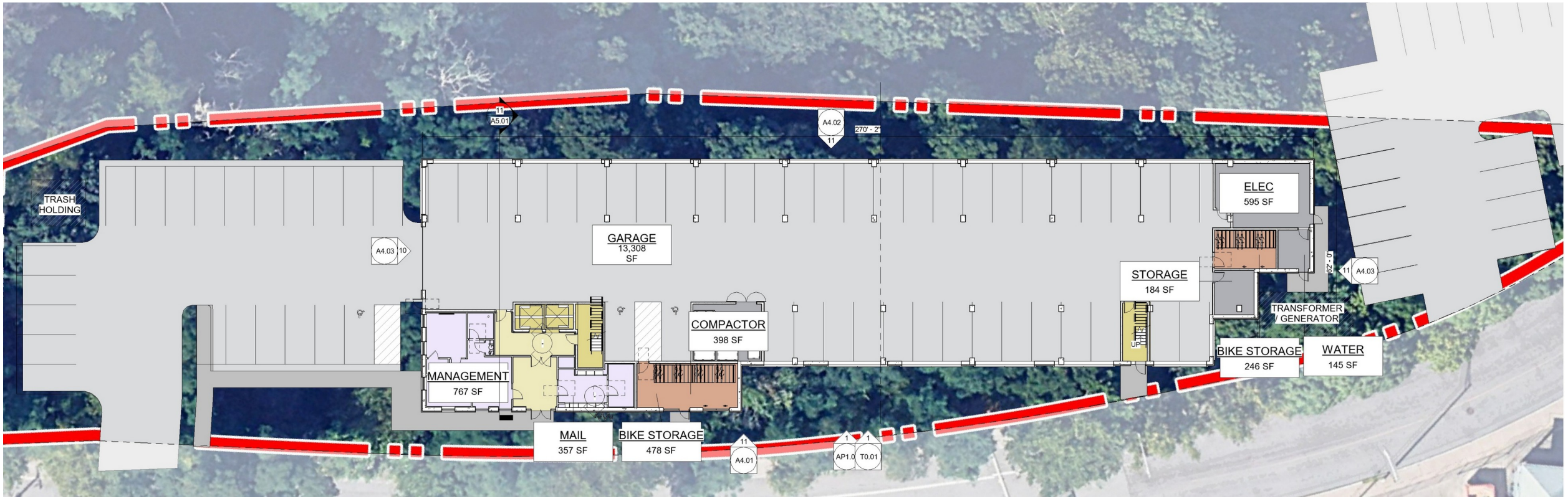

Tidewater – Floor Plans

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UNIT AREA (Rentable) - SCHEME 1				
Name	Count	Average Area	Comments	
1 BED	28	660 SF	SCHEME 1	39%
2 BED	25	1,034 SF	SCHEME 1	35%
3 BED	19	1,248 SF	SCHEME 1	26%
Grand total: 72		2,942 SF		

PARKING - SCHEME 1	
Type	Count
ADA 9x18	1
ADA Van 9x18 wAisle	2
Standard 9x18	60
Standard 9x18 - OFF SITE	13
Grand total: 76	

BUILDING GROSS SQUARE FOOTAGE	
Occupancy Function	GSF
LEVEL 1	
AMENITY	724 SF
BUSINESS	1,124 SF
CIRCULATION	942 SF
PARKING	13,308 SF
STORAGE, MECHANICAL	1,323 SF
	17,420 SF
LEVEL 2	
BUSINESS	594 SF
CIRCULATION	1,976 SF
RESIDENTIAL	14,114 SF
STORAGE, MECHANICAL	192 SF
	16,876 SF
LEVEL 3	
BUSINESS	577 SF
CIRCULATION	1,885 SF
RESIDENTIAL	14,114 SF
STORAGE, MECHANICAL	300 SF
	16,876 SF
LEVEL 4	
AMENITY	685 SF
CIRCULATION	1,885 SF
RESIDENTIAL	14,114 SF
STORAGE, MECHANICAL	192 SF
	16,876 SF
LEVEL 5	
AMENITY	485 SF
CIRCULATION	1,881 SF
RESIDENTIAL	14,114 SF
STORAGE, MECHANICAL	396 SF
	16,876 SF
LEVEL 6	
AMENITY	2,346 SF
CIRCULATION	1,880 SF
RESIDENTIAL	11,578 SF
STORAGE, MECHANICAL	316 SF
	16,120 SF
	101,044 SF

Tidewater – Elevation & Materials

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MATERIAL:	FIBER CEMENT	
COLOR:	PREFINISHED / COLOR TI	
MFG:	TBD	
PRODUCT:	5/16" PANEL WITH COLOF	

MATERIAL:	FIBER CEMENT	
COLOR:	PREFINISHED / COLOR TE	
MFG:	TBD	
PRODUCT:	5/16" PANEL WITH COLOR REVEAL TRIM AND FASTE	

MATERIAL:	FIBER CEMENT	
COLOR:	PREFINISHED / COLOF	
MFG:	TBD	
PRODUCT:	LAP SIDING, 6" EXPOS	

MATERIAL:	FIBER CEMENT	
COLOR:	PREFINISHED / COLO	
MFG:	TBD	
PRODUCT:	LAP SIDING, 4" EXPOS	

MATERIAL:	FIBER CEMENT
COLOR:	PREFINISHED / COLOR TBD
MFG:	TBD
PRODUCT:	FIBER CEMENT TRIM

MATERIAL:	BRICK
COLOR:	COLOR TBD
MFG:	TBD
PRODUCT:	BRICK VENEER

Tidewater – Unit & Affordability Mix

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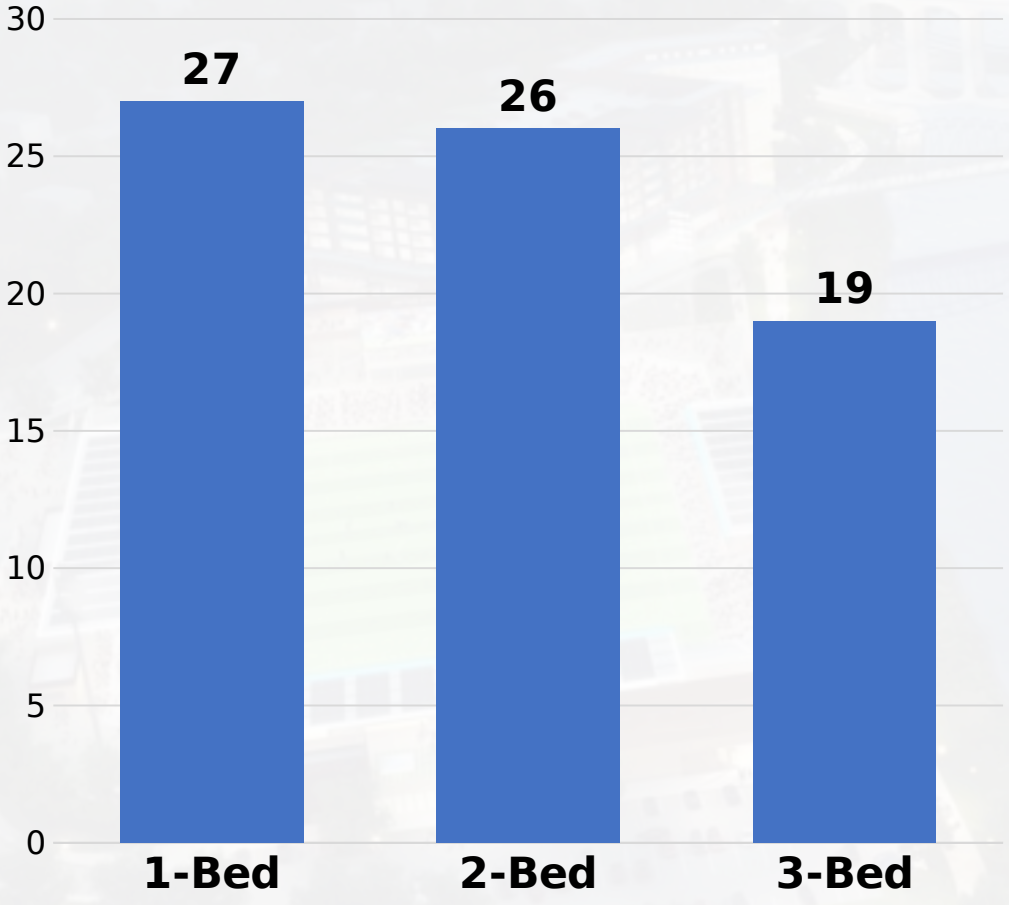
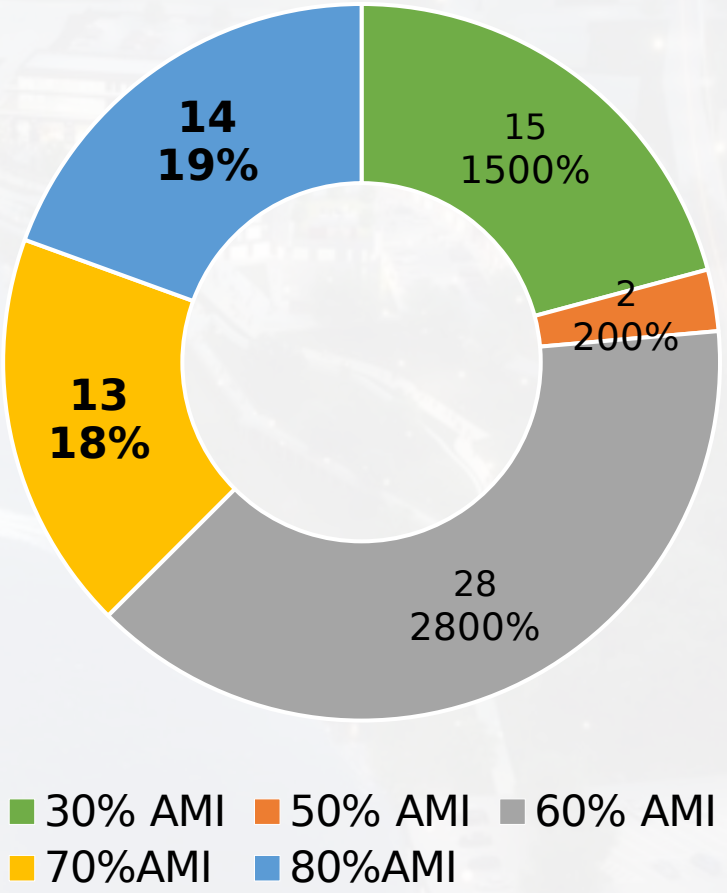
Unit Type



Affordability



Tidewater - Timeline

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Development Timeline	
Site Control	August 2025
City Master/Preliminary Submission	October 2025
City Master/Preliminary Approval	November 2025
Final Plan Approval	Early December 2025
Submission for Low Income Tax Credits	December 2025
Anticipated Tax Credit Award	May 2026
Closing & Construction Start	February 2027
Construction Completion	October 2028

Thank You!

Charlie Adams
President of Development

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